



## 41 LAGMORE VIEW WAY, DUNMURRY, BT17 0FP



An impressive well maintained and presented end town house offering approx 972 sq / ft comfortable family living accommodation within this popular established residential development that continues to be in high demand with first time buyers and young families. Three good bright well appointed bedrooms. One generous reception room. Luxury fitted kitchen / dining area. Separate fitted utility room. White bathroom suite. Downstairs cloakroom / W.c. Upvc double glazed windows / doors / eaves and fascia also in Upvc. Gas central heating system with a recently upgraded gas boiler resulting in a high EPC C 80 rating. Private landscaped mature rear gardens with a feature decked terrace. Good fresh youthful presentation throughout. Magnificent first time buyer opportunity. Well worth an visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £184,950

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### Key Features

- Fantastic well presented town house.
- One generous reception room.
- Luxury white bathroom suite with separate shower cubicle.
- Upvc double glazed windows / eaves and fascia in Upvc also.
- Landscaped private rear gardens.
- Three excellent well appointed bright bedrooms.
- Large fitted kitchen / dining area / separate utility room.
- Downstairs cloakroom / wc.
- Gas fired central heating system.
- Excellent fresh presentation / well worth a visit / Superb first time buy !





## GROUND FLOOR

Upvc double glazed entrance door;

### ENTRANCE HALL

Feature flooring.

### LOUNGE

16'3 16'2

Wooden effect stripped floor, feature built-in low level storage / shelf, downlights;

### INNER HALL

Wooden effect stripped floor, downstairs wc / cloakroom .

### LUXURY FITTED KITCHEN / DINING

12'9 9'9

Range of high and low level units, Formica work surfaces, tiling, ceramic tiled floor, single drainer stainless steel sink unit, overhead extractor,

### UTILITY ROOM

7'9 7'0

Single drainer stainless steel sink unit, tiling, range of units, ceramic tiled floor, plumbed for washing machine;

## FIRST FLOOR

### PRINCIPLE BEDROOM 1

13'3 10'4

Full range of built-in slide robes, wooden effect stripped floor;

### BEDROOM 2

13'4 10'5

Wooden effect stripped floor;

### BEDROOM 3

10'1 8'4

Built-in robe;

### LUXURY WHITE BATHROOM SUITE

Paneled bath, telephone hand shower, shower cubicle, thermostatically controlled shower unit, low flush W.C, pedestal wash hand basin, chrome effect towel warmer, tiling.

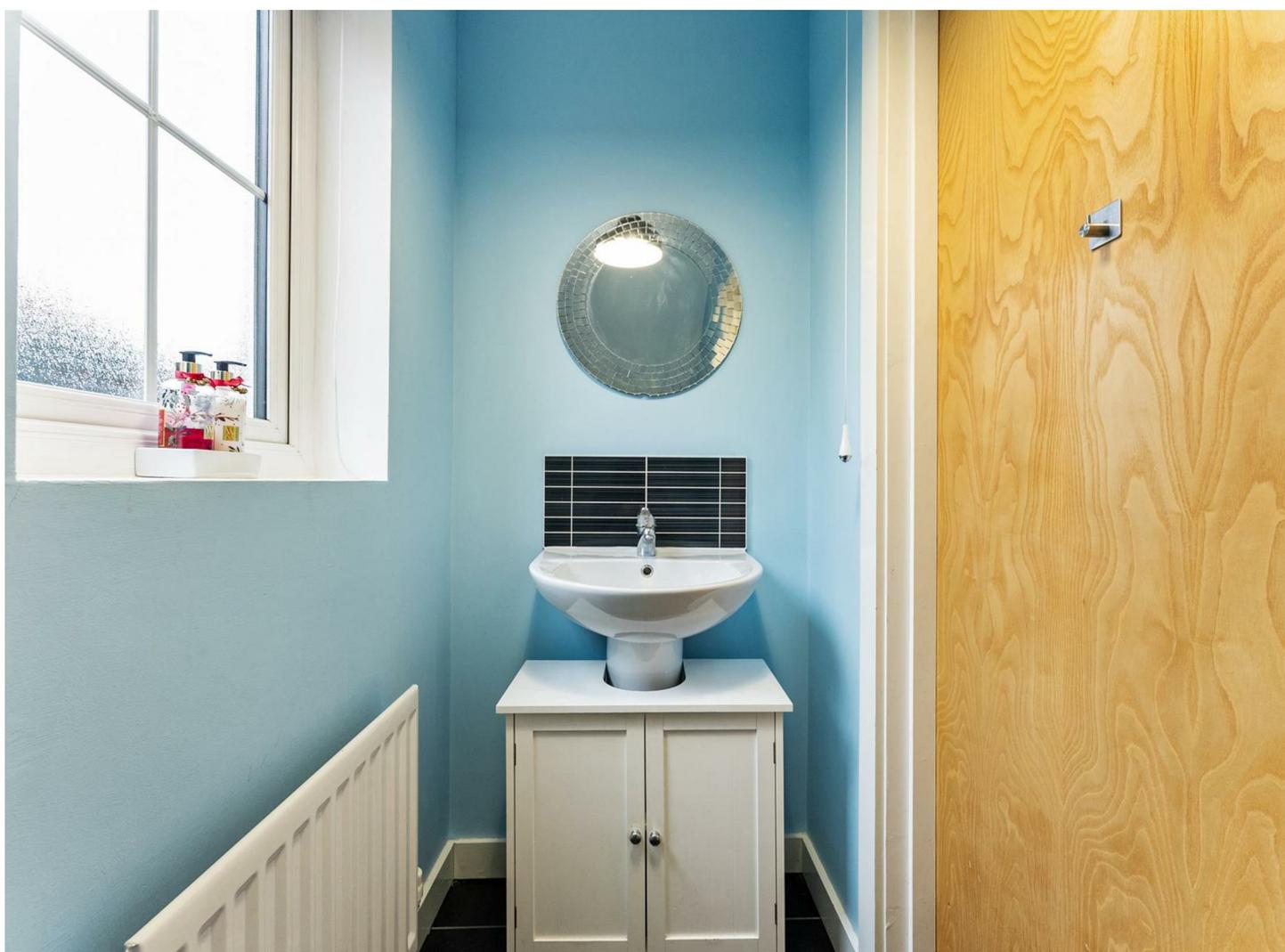
### ROOFSPACE

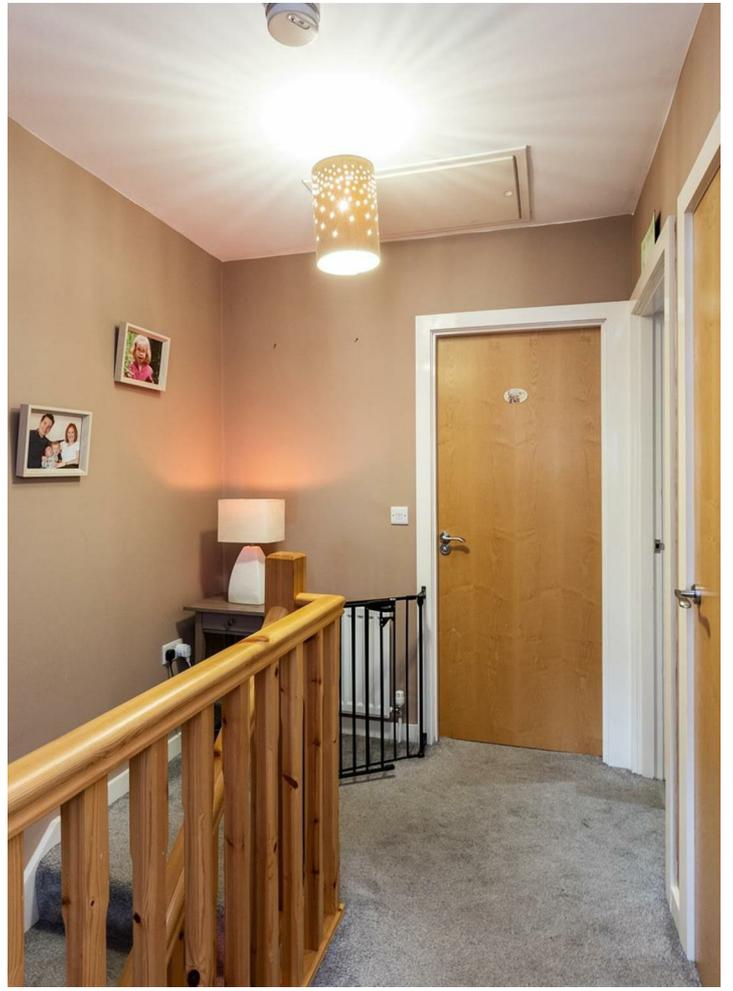
Slingsby ladder; storage.

### OUTSIDE

Driveway with parking to front. Landscaped private and secure rear gardens in lawns, planting and fencing. Feature decking / sun terrace, Garden shed / storage.

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 17888251**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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